

## AGENDA

The Somerville Planning Board meeting for **Thursday, October 17, 2002 at 5:30 p.m.** in the Alderman's Chambers on the second floor of City Hall, is scheduled as follows:

### Executive Session - 5:30 p.m

The City Solicitor has requested to appear before the Board in Executive Session to discuss pending litigation. ***No votes taken. The Board will hold a special meeting on Tuesday, 10/29/02 at 6:00 p.m. to hold a special meeting to discuss the judge's interpretation of the Planning Board's decision on 133 Middlesex Avenue.***

### **6:00 p.m.      Review of Cases for the Zoning Board of Appeals**

- A.      79-83A Broadway: (Applicant: Mudflat Pottery School; Owner: City of Somerville): The Applicant seeks a special permit to alter an existing nonconforming structure (SZO §4.4.1), a special permit for a modification of parking requirements (SZO §9.4.2) and a variance for signage (SZO §12.4.1.b) in order to convert a theater use to a school use. Business A (BA) zoning district. ***Continued to 11/7/02***
- B.      82 Munroe Street (Unit #15): (Owner and Applicant: Jennifer Jacobs): The Applicant is seeking a special permit (SZO §4.4.1) for the alteration of a nonconforming structure in order to construct a deck and replace a sliding glass window with a sliding glass door. Residence A (RA) zoning district. ***Recommended Approval with Conditions (5-0)***
- C.      73-75 Dane Street: (Owner and Applicant: Alvaro Pontes): The Applicant is seeking a special permit (SZO §4.4.1) for the alteration of a nonconforming structure in order to expand existing dining room. Residence B (RB) zoning district. ***Recommended Approval with Conditions (5-0)***
- D.      17 Hanson Street: (Owner and Applicant: Leonard Gottlieb): The Applicant is seeking a special permit (SZO §4.4.1) for the alteration of a nonconforming structure in order to construct a two-story addition on his single-family dwelling. Residence B (RB) zoning district. ***Recommended Approval with Conditions (5-0)***
- E.      270 Cedar Street: (Applicant and Owner: Louis Filosi): The Applicant seeks a special permit to convert from one nonconforming use, an automotive parts store, to another, a Laundromat. (SZO §4.5.1) Residence B (RB) zoning district. ***Continued from 10/3/02 meeting. - Recommended Denial of the proposal (5-0)***
- F.      17 Murdock Street: (Applicant and Owner: Florinda Marchione; Agent: Carl King): The Applicant seeks an administrative appeal of a decision by the Superintendent of Inspectional Services to deny a Certificate of Occupancy. (SZO §3.1.9 & SZO §3.2.4) Residence B (RB) zoning district. ***Continued from 10/3/02 meeting - Recommended that the ZBA uphold the building inspector's decision (5-0)***
- G.      709 McGrath Highway: (Applicant and Owner: Amerada Hess Corporation; Agent: Adam Dash): The Applicant seeks a special permit for the expansion of a

nonconforming use (SZO §4.5.3), as well as a special permit for relief from landscaping requirements (SZO §10.2.2) and a variance from maximum fence height (SZO §10.7). Neighborhood Business (NB) zoning district. ***Continued from 10/3/02 meeting - Continued to 11/7/02***

H. 85 Foley Street: (Applicant: Marron Realty Trust; Owner: Gerald Chaille; Agent: Bill Horan): The Applicant is seeking a variance from required parking (SZO §9.5.11.a) and a variance from the width of the maneuverability aisle (SZO §9.11). The Applicant is proposing to expand the cab company use at the existing site. Industrial Park Assembly (IPA) zoning district and Assembly Square Interim Planning District (ASIPD). ***Continued to 11/7/02. The Board asked that communications be sent to ISD and Traffic and Parking requesting further clarification on the matter.***

**7:00 p.m**

**Continuation of Public Hearing**

**74 and 100 Foley Street:** (Business Park Assembly (BPA) zoning district, Assembly Square Interim Planning District (ASIPD), Waterfront Overlay District (WOD), and a Planned Unit Development - A (PUD-A) overlay zoning district): The Applicant and Owner, IKEA Property, Inc. is seeking an Interim Planning District Special Permit as well as Preliminary Master Plan Approval for a Planned Unit Development-A. The project consists of:

- An approximately 277,000 s.f. building containing an IKEA furniture store, a restaurant, a specialty food store and associated office space, as well as an underground garage with 802 parking spaces;
- West Office building containing approximately 87,997 s.f. of office space, approximately 8,000 s.f. of restaurant space and approximately 17,081 s.f. of retail space;
- East Office building containing approximately 119,914 s.f. of office space, approximately 8,000 s.f. of restaurant space, approximately 7,490 s.f. of retail space, and 68 parking spaces at the first floor level;
- A restaurant building of approximately 4000 s.f.; and
- A parking garage structure of approximately 147,294 s.f., containing approximately 3,598 s.f. of retail space and 378 parking spaces.

Under §6.4.8 of the Somerville Zoning Ordinance the Applicant is also seeking waivers from certain dimensional and parking requirements of the Zoning Ordinance.

***The Board received documents from the City Solicitor, Director of Traffic & Parking and the Environmental Coordinator. The Board asked the Applicant to explain the waivers that are being sought as well as explain how they feel they meet the design guidelines and development standards outlined in the SZO. The Board asked questions of the Applicant and continued to the Board's special meeting on 10/29/02 - after 7:00 p.m. The Board closed all testimony as of noon on Friday 10/18/02.***

8:00 p.m.

**Continuation of Public Hearing**

The purpose of the hearing will be to receive public comments concerning the proposed addition of a single story bay to an existing garage building at **85 Foley Street**. The Applicant, Marron Realty Trust along with the Owner, Gerald Chaille is proposing an addition that would be used for an automobile emissions testing station. Industrial Park Assembly (IPA) and Assembly Square Interim Planning District (ASIPD).

The Applicant is requesting the following zoning relief:

SZO §4.4.1 - Special Permit for Alteration to a preexisting dimensionally nonconforming structure. ; SZO §4.5.3 - Special Permit for the alteration and enlargement of a preexisting nonconforming use; SZO §6.4.6 - Special Permit for all developments in the Assembly Square Interim Planning District ***The Board is waiting for comments from the SRA -- who will hold a meeting on 10/24/02 at 5:30 p.m. to discuss the issue. The Board will take this matter up again at its regular meeting on 11/7/02.***

**Other Business**

- Review of Aldersey Street Historic Designation ***The Board found no reason to recommend denial of the proposed designation.***
- Union Place - 84 Webster Street - (Applicant: Somerville Housing Group; Agent: Margo Grossberg) Applicant seeks a minor amendment (SZO §16.11.1) to the previously approved Preliminary Master Plan and Phase I approval in order to relocate some temporary parking spaces. ***The Board approved the minor amendment with conditions.***  
(5-0)